

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**June 11, 2025**

**1. Call to Order and Roll Call:**

The regular monthly meeting of the Metropolitan Sewerage District Board and Public Hearing on the Final Budget for FY 2025-2026 was held in the Boardroom of MSD's Administration Building at 2:00 pm, Wednesday, June 11, 2025. Chairman VeHaun presided with the following members present: Bryson, Dearth, Lapsley, Manheimer, Pelly, Pennington, Tarleton, Watts, Whitesides and Wisler. Ashley, Moore, and Player were absent.

Others present were Billy Clarke, General Counsel; Forrest Westall, PE, with McGill Associates; Patty Beaver and Drew West with CIBO; Tom Hartye, Hunter Carson, Scott Powell, Mike Stamey, Bart Farmer, Spencer Nay and Pam Nolan, MSD.

**2. Inquiry as to Conflict of Interest:**

Mr. VeHaun asked if there were any conflicts of interest with the agenda items. No conflicts were reported.

**3. Approval of Minutes of the May 21, 2025 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the May 21, 2025 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Ms. Bryson seconded the motion. Voice vote in favor of the motion was unanimous.

**4. Discussion and Adjustment of Agenda: None.**

**5. Introduction of Guests:**

Mr. VeHaun welcomed Forrest Westall with McGill Associates and Patty Beaver and Drew West with CIBO.

**6. Informal Discussion and Public Comment: None.**

**7. Report of General Manager:**

Mr. Hartye reported that the Final FY 2026 Budget of \$89.17 Million and a Public Hearing will be held at this meeting. There have been no changes to the Preliminary Budget that was brought to this Board in May.

Mr. Hartye reported that John Laughter on Old Fairview Road called to express appreciation for Mckinley Hensley and crew.

Mr. Hartye reported that Janice Ammons of Bear Creek Drive called to compliment Grayson Hensley and crew.

Mr. Hartye reported that as of this morning, the hydro facility is up and running.

Mr. Hartye reported that the June Right of Way Committee Meeting has been cancelled. The next Right of Way Committee Meeting will be held on July 23rd at 9am. The next Regular Board Meeting will be held on July 16th at 2 pm.

**8. Consolidated Motion Agenda:**

**a. Consideration of Developer Constructed Sewer System: Old Home Road Subdivision:**

Mr. Hartye reported that the Old Home Road Subdivision project is located in Buncombe County and included extending approximately 1,790 linear feet of 8-inch public gravity sewer to serve 21 single family residences.

Staff recommends acceptance of the aforementioned developer constructed sewer system. All MSD requirements have been met.

**b. Consideration of Non-City of Asheville Road ROW Paving Restoration Contract - FY 2025-2026:**

Mr. Hartye reported that this is an annual contract for restoration of roads, driveways and sidewalks resulting from District Maintenance activities for areas outside of the City of Asheville Road Right of Ways. These activities are both planned (new connections or small repairs) and unplanned (emergency repairs). At the June 12, 2024 Board Meeting the contract was awarded to C&T Paving with a bid amount of \$424,350.00. Their bid was approved and contained a provision to renew for a period of two additional years if in MSD's best interest. C&T Paving's work has been done in a timely manner and has met our expectations for quality. For FY26, the contract will be renewed in the amount of \$424,350.00. The FY26 System Services CIP Construction budget includes appropriate funding for this item. This item is provided for information only.

**c. Report on City of Asheville Paving Agreement FY 2025-2026:**

Mr. Hartye reported that this agreement is for small patches of 300 SF or less within the City Limits. For FY26, the District's monetary contribution for this agreement is \$342,395.74. This amount is based upon usage throughout the past three years with a yearly asphalt patching area of approximately 6,873 SF and a yearly concrete patching area of approximately 878 SF. This does not include larger pavement jobs which are contracted out. The System Services CIP Construction budget for FY26 includes appropriate funding for this item. This item is provided for information only.

**d. Consideration of Budget Amendment for Revenue Fund:**

Mr. Powell reported that Staff is proposing a final budget amendment for the Fiscal Year. This amendment is to address lost revenues pertaining to

Helene, approximately 10% of District User Fees, as well as an additional \$250,000.00 to the O&M Budget to address any potential shortfall that has indirectly happened with the storm such as overhead and overtime. Mr. Tarleton pointed out that the total amount should be \$4,550,000.00, not \$4,500,000.00. Mr. Powell thanked Mr. Tarleton and stated that Staff will make that adjustment.

**e. Cash Commitment Investment Report – Month ended April, 2025:**

Mr. Powell reported that Page 18 presents the makeup of the District's Investment Portfolio. There has been no significant change in the makeup of the portfolio from the prior month. Page 19 presents the MSD Investment Manager's report as of the month of April. The weighted average maturity of the investment portfolio is 112 days and the yield to maturity is 4.29%. Page 20 presents the District's Analysis of Cash Receipts. Monthly and YTD domestic revenue are considered reasonable based on timing of cash receipts and impacts of Tropical Storm Helene. Industrial User Fees are considered reasonable based on timing of cash receipts and historical trends. YTD and monthly facility and tap fees are considered reasonable taking into consideration historical trends. Page 21 presents the District's analysis of expenditures. O&M, Debt Service and Capital Project expenditures are considered reasonable based on timing of cash receipts and impacts of Helene. Page 22 presents the District's Variable Debt Service Report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of May, the issue has saved the District rate payers approximately \$8 million in debt service since April of 2008.

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda, with the corrections to item 8.d. Ms. Wisler moved, Mr. Watts seconded the motion. Roll call vote was as follows: 11 ayes; 0 Nays.

**9. Public Hearing: Consideration of Resolution adopting Final Budget for FY 2025-2026 and the Schedule of Sewer Rates and Fees.**

Mr. VeHaun declared the Public Hearing open at 2:10 pm.

Mr. VeHaun called for comments from the public or Board Members. There were no comments.

Mr. VeHaun declared the Public Hearing closed at 2:11 pm.

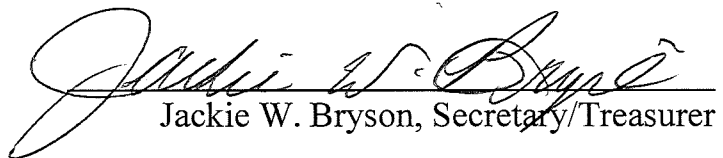
Mr. VeHaun called for a motion to approve the Resolution adopting the Final Budget for FY 25-26 and the Schedule of Sewer Rates and Fees. Ms. Wisler moved. Mr. Whitesides seconded the motion. Roll call vote was as follows: 11 ayes; 0 nays.

**10. Old Business:** None.

**11. New Business:** None.

**12. Adjournment:**

With no further business, Mr. VeHaun called for adjournment at 2:13 pm.

  
Jackie W. Bryson, Secretary/Treasurer



# Metropolitan Sewerage District

## Public Hearing and Regular Board Meeting

June 11, 2025, 2 pm

	Agenda Item	Presenter
	Call to Order and Roll Call	VeHaun
	01. Inquiry as to Conflict of Interest	VeHaun
	02. <a href="#">Approval of Minutes of May 21, 2025 Board Meeting</a>	VeHaun
	03. Discussion and Adjustment of Agenda	VeHaun
	04. Introduction of Guests	VeHaun
	05. Informal Discussion and Public Comment	VeHaun
	06. <a href="#">Report of General Manager</a>	Hartye
	07. Consolidated Motion Agenda	Hartye
	a. Consideration of Developer Constructed Sewer System – <a href="#">Old Home Road</a>	Hartye
	b. <a href="#">Non-City of Asheville Road ROW Paving Restoration Contract – FY 2026</a>	Hartye
	c. <a href="#">City of Asheville Paving Agreement FY 2026</a>	Hartye
	d. <a href="#">Consideration of Budget Amendment for Revenue Fund</a>	Powell
	e. <a href="#">Cash Commitment/Investment Report-Month ended April, 2025</a>	Powell
	08. <a href="#">Public Hearing: Consideration of Resolution Adopting Final Budget for FY 2025-26 and Schedule of Sewer Rates and Fees</a>	Powell
	09. Old Business	VeHaun
	10. New Business:	VeHaun
	11. Adjournment: (Next Meeting 07/16/25)	VeHaun
	<a href="#">STATUS REPORTS</a>	

**BOARD OF THE METROPOLITAN SEWERAGE DISTRICT**  
**May 21, 2025**

**1. Call to Order and Roll Call:**

The regular monthly meeting of the Metropolitan Sewerage District Board was held in the Boardroom of MSD's Administration Building at 2:00 pm, Wednesday, May 21, 2025. Chairman Vebaun presided with the following members present: Bryson, Dearth, Manheimer, Pelly, Pennington, Player, Tarleton, Watts, Whitesides and Wisler. Ashley, Lapsley and Moore were absent.

Others present were William Clarke, General Counsel; Patty Beaver and Drew West with CIBO; Tom Hartye, Hunter Carson, Scott Powell, Bart Farmer, Mike Stamey, Pam Thomas, Spencer Nay and Pam Nolan, MSD.

**2. Inquiry as to Conflict of Interest:**

Mr. VeHaun asked if there were any conflicts of interest with the agenda items. No conflicts were reported.

**3. Approval of Minutes of the April 16, 2025 Board Meeting:**

Mr. VeHaun asked if there were any changes to the Minutes of the April 16, 2025 Board Meeting. Mr. Pelly moved for approval of the minutes as presented. Mr. Watts seconded the motion. Voice vote in favor of the motion was unanimous.

**4. Discussion and Adjustment of Agenda: None.**

**5. Introduction of Guests:**

Mr. VeHaun welcomed Patty Beaver and Drew West with CIBO.

**6. Informal Discussion and Public Comment: None.**

**7. Report of Committees:**

**a. Personnel Committee – April 22, 2025.**

Ms. Bryson reported that the Personnel Committee met on April 22, 2025 and unanimously approved Staff's recommendation for a 2.8% annual wage adjustment for all employees starting July 1, a 0% increase in self-insured medical plan, and a 5.5% increase in the North Carolina retirement plan required contribution.

**b. CIP Committee – April 24, 2025:**

Mr. Watts reported that the CIP Committee had a fabulous meeting on April 24, 2025. This was a beautiful presentation and CIP Committee recommended approval of Staff's recommendation of Endorsement of the CIP Budget for FY 25-26 in the total amount of \$57,270,631 and the 10 year-CIP.

**c. Finance Committee – May 8, 2025:**

Ms. Wisler reported that the Finance Committee met on May 8, 2025. There was a lot of discussion about some of the effects of Helene and how that will affect next year's budget and the 10-year CIP and how that will affect rates. After a lively discussion, the Finance Committee recommends approval of Staff's recommendation as presented.

**8. Report of General Manager:**

Mr. Hartye reported that on today's Agenda is the FY2026 Preliminary Budget which you can see is quite a bit higher than the last couple of years, at \$89.17 Million which includes \$57.27 Million in Construction along with a \$22.5 Million Operating Budget and \$8.7 Million in Debt payments. This budget has gone up significantly due to Carrier Bridge Pump Station but mainly due to plant projects.

Mr. Hartye reported that Emily Troisi emailed her appreciation for Mike Rice.

Mr. Hartye reported that Carol Talbot called her appreciation for Dakota Penley and crew.

MSD's annual comprehensive financial report for FY2024 has met the requirements to be awarded the certificate of achievement for excellence by the GFOA. Much thanks to Scott Powell and Jody Germaine.

Mr. Hartye reported that the next Regular Board Meeting will be held on June 11<sup>th</sup> at 2 pm. The May Right of Way Committee is cancelled. The next Right of Way Committee meeting will be held on June 25<sup>th</sup> at 9 am.

**9. Consolidated Motion Agenda:**

**a. Consideration of Bids – RBC Removal and Relocation, Phase 1:**

Mr. Hartye reported that this includes relocation of nine of the rotating biological contactors (RBCs) from RBC Basin 3 to the upstream RBC Basin 1 and removing and disposing of one non-functional RBC unit. These RBCs were placed into service in the 1980s. This is essential biological treatment that we have at the plant and we will be replacing these for several years due to them aging out and due to new regulations. In the meantime, we are maximizing their use by moving some of them from Basin 3 to Basin 1 where most of the treatment gets done. The project was advertised, and one bid was received on April 22, 2025. Pursuant to NC General Statutes, the project was readvertised, and one bid was again received on April 29, 2025 as follows: D.H. Griffin Wrecking Co., Inc. with a bid amount of \$841,000.00. The apparent low bidder is D.H. Griffin Wrecking Co. Inc. The construction budget for this project is \$1,350,300.00. Staff recommends award of this contract to D.H. Griffin Wrecking Co., Inc. in the amount of \$841,000.00, subject to review and approval by District Counsel.

**b. Consideration of Construction Administration Contract: Carrier Bridge Pump Station Replacement Project:**

Mr. Hartye reported that HDR is the District's consulting engineer for this project. They were awarded the project design contract at the September 18, 2019 Board Meeting and have performed well. The project is now ready for construction. In late 2024, the project was separated into two packages: the Carrier Bridge Pump Station River Crossings and then the pump station itself. The river crossings project was awarded at the March 19, 2025 Board Meeting and construction is anticipated to begin late summer of 2025. The bid opening for the Pump Station Replacement is scheduled for June 18, 2025 with construction anticipated to begin in early 2026. HDR will perform construction administration services for both of these packages. District inspections staff will perform a portion of daily on-site inspection of the work. However, due to the workload, size, and complexity of this project, HDR will perform daily construction observation and specialized tasks and services. These include review and approval of all construction submittals, attendance at monthly progress meetings, Engineer site visits, technical assistance with all RFI's and Change Orders, pump station commissioning and production of final record drawings after project completion. HDR's performance and experience with this project makes them the most qualified consultant to perform these services. After receiving an initial proposal, District staff negotiated a reduced fee of \$3,145,621.00 for services over the estimated 36-month construction period. This fee equates to about 3% of the construction cost which Staff believes is a fair price. The current construction administration budget for this project totals \$3 Million over four fiscal years. Staff recommends award of the Construction Administration Contract to HDR in the amount of \$3,145,621.00 and approval of the attached Capital Project Ordinance, subject to review and approval by District Counsel.

**c. Consideration of Developer Constructed Sewer Systems – Villas at Pinecroft; All American Pet Resort; Cottages at Weston Road; Hominy Creek Multi-Family; Mulberry Street; Reed Creek Mixes Use; The Ramble Block H Ph. 2:**

Mr. Hartye reported that the Villas at Pinecroft project is located along Beaverdam Road in the City of Asheville and included extending approximately 1,150 linear feet of 8-inch public gravity sewer to serve 41 Single-Family Units.

Mr. Hartye reported that the All American Pet Resort project is located along Sand Hill Road in Buncombe County and included extending approximately 150 linear feet of 8-inch public gravity sewer to serve the Commercial Development.

Mr. Hartye reported that the Cottages at Weston Road project is located along Weston Road in Buncombe County and included extending approximately 280 linear feet of 8-inch public gravity sewer to serve 8 Single-Family Units.

Mr. Hartye reported that the Hominy Creek Multi-Family project is located along Two Way Creek in Buncombe County and included extending approximately 1,310 linear feet of 8-inch public gravity sewer to serve 216 Multi-Family Units.

Mr. Hartye reported that the Mulberry Street project is located along View Street in Buncombe County and included extending approximately 426 linear feet of 8-inch public gravity sewer to serve 5 Single-Family Units.

Mr. Hartye reported that the Reed Creek Mixed Use project is located along Broadway Street in the City of Asheville and included extending approximately 295 linear feet of 8-inch public gravity sewer to serve 49 Multi-Family Units and Commercial Development.

Mr. Hartye reported that the Ramble Block H Ph. 2 project is located along Ramble Way in Buncombe County and included extending approximately 1,389 linear feet of 8-inch public gravity sewer to serve 6 Single-Family Units.

Staff recommends acceptance of the aforementioned developer constructed sewer systems. All MSD requirements have been met.

**d. Consideration of Budget Amendment for Insurance Fund:**

Mr. Powell reported that due to the impact of three high medical claims and increase in general liability pertaining to tropical storm Helene, staff recommends amending the insurance fund financial plan in the amount of \$750,000.00. This amount will cover expenditures for the rest of the fiscal year. This amount should meet all needs for the remaining part of this year.

**e. Consideration of Budget Amendment for Fleet Replacement:**

Mr. Powell reported that during this year, one of the District's vehicles was totaled in an accident. Staff has found a replacement that can be purchased in this fiscal year. Therefore, Staff is recommending an amendment to the Fleet and Heavy Equipment Fund in the amount of \$40,000.00. This amount should cover expenditures associated with the replacement of that vehicle. Mr. Tarleton asked what kind of vehicle it was. Mr. Hartye stated that it was a portable flusher.

**f. Cash Commitment Investment Report – Month ended March, 2025:**

Mr. Powell reported that Page 57 presents the makeup of the District's Investment Portfolio. There has been no significant change in the makeup of the portfolio from the prior month. Page 58 presents the MSD Investment Manager's report as of the month of March. The weighted average maturity of the investment portfolio is 103 days. The yield to maturity is 4.3%. Page 59 presents the MSD analysis of cash receipts. Domestic User Fees are considered reasonable based on timing of cash receipts and impacts of Helene. Industrial User Fees are considered reasonable based on timing of cash receipts and historical trends. Facility and Tap fees are above historical trends due to timing of various cash receipts from developers as well as these fees being budgeted conservatively. Page 60 presents MSD's Analysis of Expenditures. O&M, Debt Service and Capital Project expenditures are considered reasonable based on timing of cash expenditures and impacts of Tropical Storm Helene. Page 61 presents MSD's Variable Debt Service report. The 2008 Series Bonds are performing at budgeted

expectations. As of the end of April, the issue has saved the District's rate payers \$7.9 Million in debt service since April, 2008.

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Ms. Manheimer moved, Ms. Wisler seconded the motion. Roll call vote was as follows: 11 ayes; 0 Nays.

Mr. VeHaun stated that before the Preliminary Budget is adopted he wanted to ask if the General Manager was not included in the salary increase. Mr. Powell stated that is correct. Mr. VeHaun asked the Board how they feel about having the General Manager included in staff's salary recommendations. He stated that he knew the General Manager was included in this current year's budget. Do we want to do the same for the upcoming year? There was some discussion as to why this was a separate vote every year. This Board stated that they prefer to include the General Manager in the Budget recommendations in lieu of a second vote in future years. Mr. Watts made the motion to include the General Manager in the projected salary increase for all employees in the FY 25-26 Budget. The General Manager will be included in projected salary increases in the Budget in future years. Mr. Dearth seconded the motion. Roll call vote was as follows: 11 ayes; 0 Nays.

**10. Consideration of Resolution Adopting Preliminary Budget for FY 2025-26 and Schedule of Sewer Rates and Fees:**

Mr. Powell reported that the proposed budget for FY25-26 is \$89.17 Million. This includes a 1.29% increase in Salaries and Benefits which has an impact of \$232,480.00. The budget incorporates the following: Personnel Committee recommendations of a 2.8% COLA adjustment, FY24 funding level for Self-insurance and GASB 75 OPEB Funding as well as 5.5% State required retirement contribution and unemployment funding. The Operations Budget includes a 6.3% increase in materials, supplies and service which has an impact of \$578,399.00. This includes adjustments to address regulatory and operational needs for FY26. This also includes CIP Committee recommendations for FY25-26 of \$57.3 Million. Capital Equipment Replacement funding is approximately \$679,000.00. Debt service for this fiscal year is approximately \$8.6 Million. As far as revenue is concerned, staff has included these assumptions as far as trends pertaining to what we are seeing from our Planning & Development that includes a .75% growth in residential accounts as well as a .75% increase in domestic consumption for FY25-26. It includes facility and tap fees for a revenue of roughly \$3.3 Million. It also includes a 3.0% rate of return on investments. Staff recommends no increase in our sewer system development fees. It includes a 5% domestic rate increase which is approximately \$1.87 in the average monthly bill which has an approximate \$22.00 increase in the bill for the entire year. The average monthly bill will go from \$37.59 to \$39.76. The proposed increase is to fund the CIP, maintain a favorable debt service ratio, minimize interest expense in the future and keep our rate increases small and incremental as directed by previous District Boards. Mr. Powell gave special thanks to Division Heads and Staff, Financial Team and Budget Analyst, Jodie Germaine.

Ms. Wisler asked, regarding the Consolidated Budget Summary, if there was a regulatory reason why the District wouldn't put the estimated FY 2025 usage. Mr. Powell stated that the way this is presented is a requirement of North Carolina State Statutes. He stated that if you look in the Budget Book under Operation and Maintenance, that is included there as far as what is estimated. In relation to what is presented to the Board it has to prescribe to State Statute. Mr. Powell stated that as he has mentioned in previous Board meetings as well as Finance Committee, staff is still seeing trends that our domestic revenue will be down between 5% - 10%. Mr. Pelly asked if 5% is higher than we have done over the last several years. Mr. Powell stated no, we have done 5% for the last several years. Mr. Pelly stated that he thought it was more like 3%. Mr. Powell stated no, 3% was in FY23. Mr. Pelly asked what the Asheville City Water rate increase is. Ms. Manheimer stated that theirs is not across the Board because they are trying to make the residential rate more in line with the cost of service so that is less than the commercial industrial rate increase. Mr. Powell stated that he thought the total impact for the City was around 7.5%. Mr. Pelly asked if District staff had looked at this as close as possible because cumulatively that is pretty significant. Mr. Powell presented another slide and stated that as far as when the District is looking at our rates in relation to sewer providers, the first thing we do is we look into the National Association of Clean Water Agencies (NACWA) as it pertains to where we stand in relation to all regions in the United States and specifically to EPA Region 4. This data is the most relevant data that we have from NACWA. In FY23 we were favorable in comparison to not only all of the regions but also in relation to EPA Region 4. When you look at our rates compared to how we are trending in relation to CPI as well as how the rates have been going up in relation to Region 4, you can see that Region 4 has been all over the place. Because of what the Board has instructed Staff to do in past years, to make things small and incremental, you can see that our rates are trending below what you would think in relation to comparison to CPI. When you are looking at rates just in NC for AA or AAA utilities, those are the ones taking care of the infrastructure, as Mr. Hartye mentioned previously, their increases are pertaining to funding for their CIP program. Our rates for an average monthly bill for FY25 are right in the middle in comparison to all of the other AA and AAA utilities. Mr. Hartye stated that, as it was mentioned in CIP and Finance Committees, that 5% is going to go up to 7% or maybe more. The District is going to do a rate study next summer to see how we fund this \$750 Billion going forward. This can be done with the volumetric rate or tie-on fees or that sort of thing. It may adjust a percentage or so but it's not going to be a whole lot. The reason for waiting a bit is because we don't know the impact of Helene, how many people left, how many are coming back, we need to see what our revenues are doing and then we will be a little bit closer to the big projects that are driving this. The two big plant projects are driving most of it. The District is a little different from most entities who wait until they get right up to the project, then after bidding out, raise rates a lot at one time and borrow money. The District looks much further ahead and we're looking to not do 15% increases once we get right up to a big project. Each year we adjust and go through every one of these as project costs may change. Mr. Pelly asked if this is defensible in a court of public opinion. Mr. Hartye stated yes. There was some discussion regarding the differences in water and sewer billing. There was no further discussion.

Mr. VeHaun called for a motion to approve the Resolution adopting the Preliminary Budget for FY 25-26 and the Schedule of Sewer Rates and Fees. Ms. Wisler moved. Mr. Pelly seconded the motion. Roll call vote was as follows: 11 ayes; 0 nays.

**11. Old Business:** None.

**12. New Business:**

Mr. VeHaun introduced new Board Member, Jim Player, representing Henderson County. Mr. Player stated that he was raised here in the Beaverdam area, graduated from Asheville High School and moved to the Henderson County area after college. He just retired from the Henderson County Sheriff's Office and runs his own lawn care business in the Mills River and Fletcher area and is on the Fletcher Town Council. Mr. Player stated that he is looking forward to working with everyone.

**13. Adjournment:**

With no further business, Mr. VeHaun called for adjournment at 2:41 pm.

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Jackie W. Bryson, Secretary/Treasurer



## MEMORANDUM

TO: MSD Board  
FROM: Thomas E. Hartye, P.E., General Manager  
DATE: June 6, 2025  
SUBJECT: Report from the General Manager

- FY 2026 Final Budget

The Final FY 2026 Budget Item (\$89.17 Million) and a Public Hearing will be held at the Regular Board Meeting on June 11<sup>th</sup>. There have been no changes to the Preliminary Budget that was brought to the Board back in May. The proposed Sewer Rate increase is 5.0% as required by our business plan to fund the \$771 Million ten-year Capital Improvement Plan (CIP). There are no recommended fee increases.

- Kudos

- John Laughter on Old Fairview Rd. called to show appreciation for the MSD crew that came to fix a problem that another utility had caused. He added that they were very professional, quick, super nice, and took care of his property. Thanks to Mckinley Hensley and crew.
- Janice Ammons of Bear Creek Drive called to compliment Grayson Hensley and crew that corrected a problem caused by others. She said that she was very upset but Grayson was super nice and explained everything, and the very knowledgeable crew took care of the situation very quickly. She also expressed appreciation for Linda and Sheila who helped direct her to the right people.

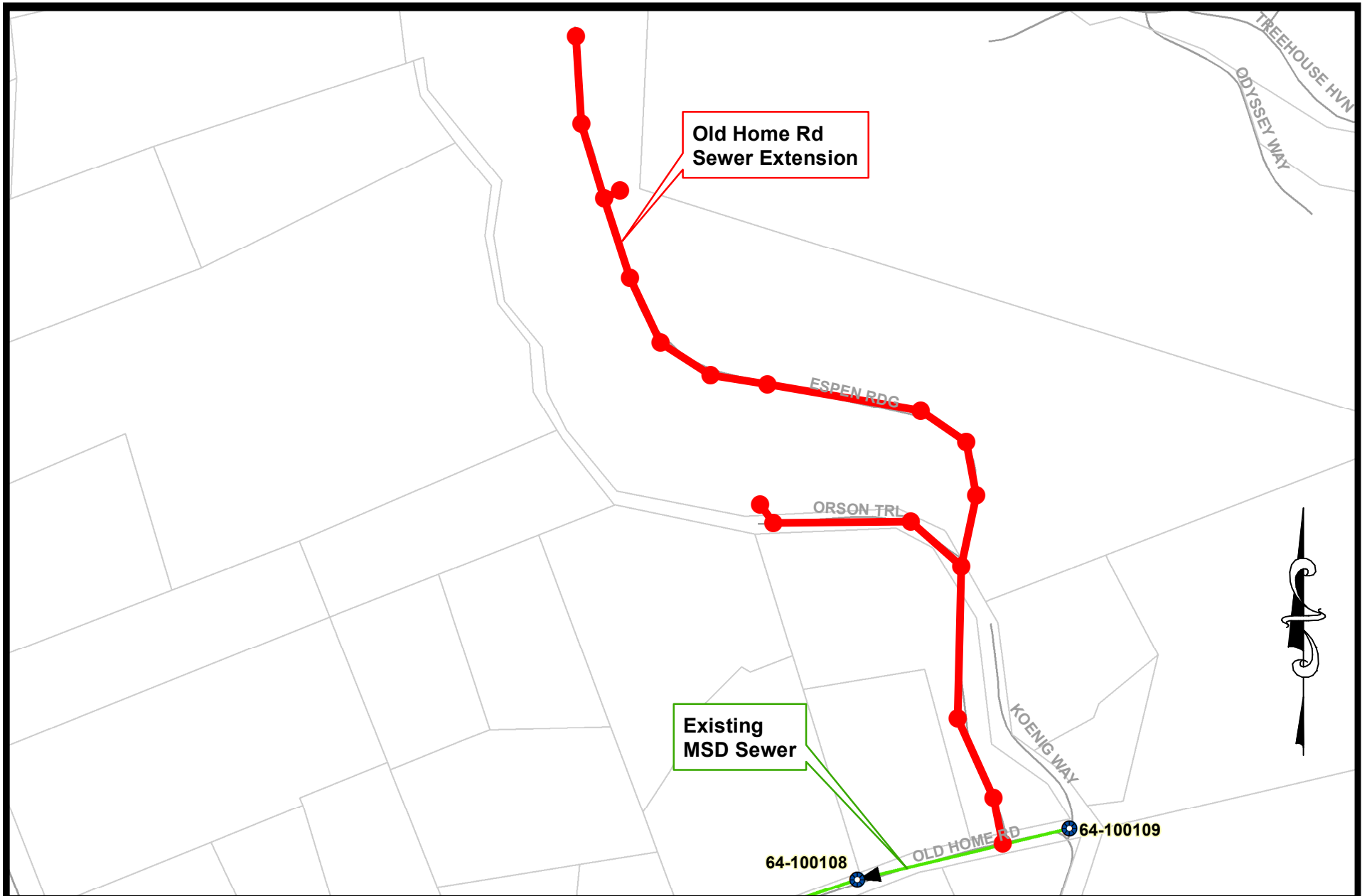
- Board/Committee Meetings/Events

The June Right of Way Committee is cancelled. The next Right of Way Committee meeting will be held on July 23<sup>rd</sup> at 9am. The next Regular Board Meeting will be held on July 16<sup>th</sup> at 2 pm.

# Metropolitan Sewerage District of Buncombe County

## Board Action Item

<b>BOARD MEETING DATE:</b>	June 11, 2025
<b>SUBMITTED BY:</b>	Tom Hartye, P.E. - General Manager
<b>REVIEWED BY:</b>	Hunter Carson, P.E. - Engineering Director
<b>PREPARED BY:</b>	Samuel Gettleman, P.G. – Planning and Development Manager
<b>SUBJECT:</b>	Acceptance of Developer Constructed Sewer System for the Old Home Road Subdivision Sewer Extension, MSD Project No. 2021094.
<b>BACKGROUND:</b>	<p>This project is located inside the District boundary along Old Home Road in Buncombe County. The developer of the project is Robert Anderson of Anderson Built Homes, LLC.</p> <p>The project included extending approximately 1,790 linear feet of 8-inch public gravity sewer to serve the Residential Development.</p> <p>The wastewater allocation for the development is 8,400 GPD for the twenty-one (21) Single-Family Residences. The estimated cost of the sewer construction is \$400,000.</p> <p>All MSD requirements have been met.</p>
<b>STAFF RECOMMENDATION:</b>	Staff recommends acceptance of this developer constructed sewer system.



**MSD**  
Engineering Division

## Old Home Rd Sewer Extension MSD Project # 2021094

Metropolitan Sewerage District of Buncombe County

05/29/2025

# **Metropolitan Sewerage District of Buncombe County**

## **BOARD ACTION ITEM**

**BOARD MEETING DATE:** 6/11/2025

**SUBMITTED BY:** Tom Hartye, P.E. - General Manager

**PREPARED BY:** Mike Stamey, PE – Director of System Services Construction

**SUBJECT:** MSD FY26 Non-City of Asheville Road ROW Paving Restoration Contract Project No. 2002101

**BACKGROUND:** This contract is for the restoration of roads, driveways, and sidewalks resulting from District maintenance activities for areas outside of the City of Asheville Road Right of Ways. These activities are both planned (i.e. taps for new connections or small repairs), and unplanned (i.e. emergency repairs to the system).

The contractor is required to handle all aspects of each repair - which include mobilization to each site within 24 hours; that the repair quality is made to public standards; and that a two-year warranty is provided on all work.

District staff performs limited repairs of this type as time and resources allow. In addition, for larger in-house rehabilitation projects, the paving work is competitively bid on a per-project basis.

At the June 12, 2024, MSD Board meeting the subject Non-City contract for FY25 was presented to the MSD Board. C&T Paving as the low bidder with a bid of \$424,350.00. Their bid was approved on that date. The contract, as presented to the Board, included a provision to renew for a period of two additional years if in MSD's best interest. This renewal clause was to be reviewed in one-year increments and is contingent upon terms and conditions, including unit costs, being the same.

Based on the above provisions being in place, this contract will be renewed for FY26 with C&T Paving. C&T Paving's work has been done in a timely manner and has met our expectations for quality. The FY25 contract amount was \$424,350.00. For FY26, the contract will be renewed in the amount of \$424,350.00.

C&T Paving has agreed to the renewal conditions. This contract renewal process has also been reviewed and approved by District Counsel.

**FISCAL IMPACT:** The FY26 System Services CIP Construction budget includes appropriate funding for this item.

**STAFF RECOMMENDATION:** None. Information only

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATION ITEM

**BOARD MEETING DATE:** 6/11/2025

**SUBMITTED BY:** Tom Hartye, P.E. - General Manager

**PREPARED BY:** Mike Stamey, P.E. - Director of System Services

**SUBJECT:** Report on MSD Paving Agreement with City of Asheville  
Project Number 2002101

**BACKGROUND:** This agreement is for asphalt and concrete (patching) restoration of public roads and sidewalks within the Asheville City Limits which have a size of approximately 300 SF or less. This restoration work is the result of District in-house maintenance and rehabilitation activities on the sewer system.

Prior to FY12, all pavement and sidewalk restoration after MSD work was performed by contractors. This process worked well, except for administrative & permitting issues concerning City of Asheville streets. With these concerns in mind, the City and the District entered an agreement on July 1, 2011, wherein the District would pay the City an annual contribution to a Paving Enterprise Fund and all pavement restoration would be performed by the City's in-house paving crews. This agreement was executed between MSD and the City for both FY12 and FY13 years.

During these two contract years, the City crews provided excellent service relating to asphalt and concrete patching for the subject roadways, especially for the cuts of approximately 300 SF or less. Asphalt restoration for projects larger than 300 SF, however, was found to be very costly and difficult to complete by City crews in a timely manner due to workload.

As such, MSD and the City worked together in the spring of 2013 to facilitate an annually renewing agreement which provided greater efficiency and economic feasibility for both sides. The details of the agreement include City crews performing asphalt and concrete patching restoration work for MSD within City Rights of Way for areas of approximately 300 SF or less. In areas greater than 300 SF and for asphalt overlays, MSD contracts out the pavement restoration. For this agreement, the City provides monthly reports to MSD and MSD makes monthly payments for completed restoration work. Additionally, MSD is not required to pay permit fees.

This annual renewing agreement was approved by the MSD Board at the June 12, 2013, meeting. For FY26, the District's monetary contribution for this agreement is \$342,395.74. This amount is based upon usage throughout the past three years with a yearly asphalt patching area of approximately 6,873 SF and a yearly concrete patching area of approximately 878 SF.

The District must still contract out for paving overlays and patches in the City which exceeds approximately 300 SF and for all paving work for areas outside the Asheville City Limits / Rights of Way.

**FISCAL IMPACT:** The System Services CIP Construction budget for FY26 includes appropriate funding for this item.

**STAFF RECOMMENDATION:** None. Information Only

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

**Meeting Date:** June 11, 2025

**Submitted By:** Thomas E. Hartye, PE., General Manager

**Prepared By:** W. Scott Powell, CLGFO, Director of Finance

**Subject:** Consideration of Budget Amendment for Revenue Fund

### **Background**

To be in compliance with North Carolina General Statutes, all expenditures must be included in the governing body's adopted annual balanced budget ordinance. In the event unforeseen expenditures occur which exceed the adopted amount, a budget amendment resolution must be approved by the governing body. The proposed budget amendment resolution identifies the nature of the expenditure as well as the source of funding.

### **Discussion**

In FY2025, the board approved the Revenue Fund during the budget process. Due to the impact of Tropical Storm Helene, staff recommends amending the Revenue Fund in the amount of \$4,500,000. This amount will cover expenditures and revenue losses for the rest of the fiscal year.

### **Staff Recommendation**

Staff recommends the approval of the attached Budget Amendment Resolution.

### **Action Taken**

Motion by:	to	Approve	Disapprove
Second by:		Table	Send to Committee
Other:			
Follow-up required:			
Person responsible:		Deadline:	

**BUDGET AMENDMENT RESOLUTION  
FOR THE  
METROPOLITAN SEWERAGE DISTRICT  
OF BUNCOMBE COUNTY, NORTH CAROLINA**

**WHEREAS**, the Metropolitan Sewerage District of Buncombe County, North Carolina (the "Issuer") is a body politic and corporate organized and existing under the laws of the State of North Carolina; and

**WHEREAS**, the General Manager and Finance Director recommend and the District Board now desires to amend the FY2025 Revenue fund outlined below.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

Section 1. The Board hereby adopts the amendment to the Revenue Fund listed below.

Domestic Revenue	\$4,300,000
Operating Expenditures	<u>250,000</u>
	<u>\$4,500,000</u>

It is estimated that the following revenues will be available to the Revenue Fund:

Appropriated from Net Position	<u>\$4,500,000</u>
--------------------------------	--------------------

Section 3. That this resolution shall be entered in the minutes of the District within five (5) days after its adoption, copies thereof are ordered to be filed with the Finance and Budget Officer and Secretary of the Board as required by G. S. 159-13(d).

**PASSED AND ADOPTED this 11th day of June, 2025**

---

M. Jerry VeHaun  
Chairman of the Board

Attested to:

---

Jackie W. Bryson, Secretary/Treasurer

# Metropolitan Sewerage District of Buncombe County

## BOARD INFORMATIONAL ITEM

Meeting Date: June 11, 2025  
 Submitted By: Thomas E. Hartye, PE., General Manager  
 Prepared By: W. Scott Powell, CLGFO, Director of Finance  
 Cheryl Rice, Accounting Manager  
 Subject: Cash Commitment/Investment Report-Month Ended April 30, 2025

### Background

Each month, staff presents to the Board an investment report for all monies in bank accounts and specific investment instruments. The total investments as of April 30, 2025 were \$97,792,209. The detailed listing of accounts is available upon request. The average rate of return for all investments is 4.719%. These investments comply with North Carolina General Statutes, Board written investment policies, and the District's Bond Order.

The attached investment report represents cash and cash equivalents as of April 30, 2025 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of April 30, 2025 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$64,901,823.

Total Cash & Investments as of 04/30/2025		97,792,209
Less:		
Budgeted Commitments (Required to pay remaining FY25 budgeted expenditures from unrestricted cash)		
Construction Funds	(15,742,294)	
Operations & Maintenance Fund	<u>(5,548,117)</u>	
		(21,290,411)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(85,619)	
FY24 Principal & Interest Due	<u>(100,953)</u>	
		(186,572)
District Reserve Funds		
Fleet Replacement	(1,727,365)	
Pump Replacement	(159,341)	
WWTP Replacement	(459,169)	
Maintenance Reserve	<u>(1,355,866)</u>	
		(3,701,741)
District Insurance Funds		
General Liability	(588,136)	
Worker's Compensation	(414,006)	
Post-Retirement Benefit	(3,141,482)	
Self-Funded Employee Medical	<u>(3,568,038)</u>	
		<u>(7,711,662)</u>
Designated for Capital Outlay		<u>64,901,823</u>

Meeting Date: June 11, 2025

Subject: Cash Commitment/Investment Report-Month Ended April 30, 2025

Page 2

Staff Recommendation

None - Information Only.

Action Taken

Motion by:

to

☐ Approve

☐ Disapprove

Second by:

☐ Table

☐ Send to Committee

Other:

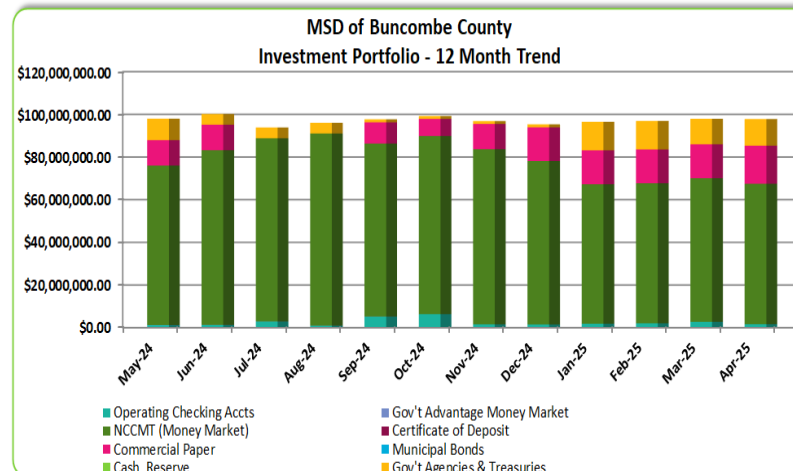
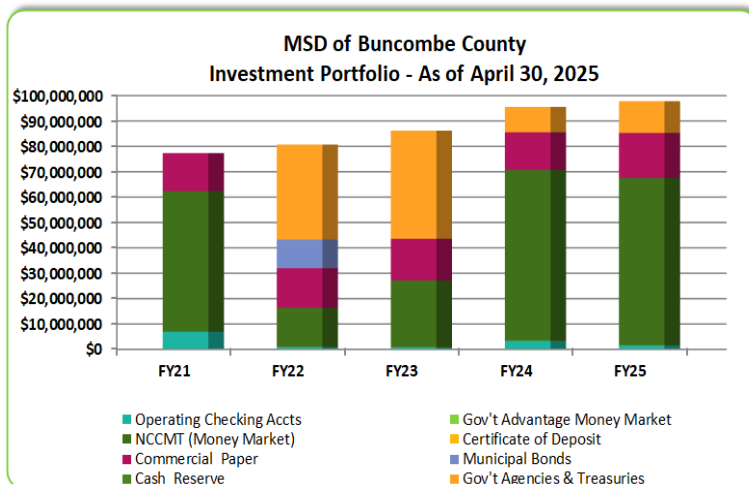
Follow-up required:

Person responsible:

Deadline:

	Operating Checking Accounts	Gov't Advantage Money Market	NCCMT (Money Market)	Certificate of Deposit	Commercial Paper	Municipal Bonds	Cash Reserve	Gov't Agencies & Treasuries	Total
Held with Bond Trustee	\$ -		\$ 85,619			\$ -	\$ -		\$ 85,619
Held by MSD	1,632,109	0	65,741,605	-	17,836,876	-		12,496,000	97,706,590
	<u>\$ 1,632,109</u>	<u>\$ -</u>	<u>\$ 65,827,224</u>	<u>\$ -</u>	<u>\$ 17,836,876</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,496,000</u>	<u>\$ 97,792,209</u>

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			No significant changes in the investment portfolio as to makeup or total amount.
Agencies and Instrumentalities	100%	12.78%	
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	
Commercial Paper	20%	18.24%	
Municipal Bonds	100%	0.00%	All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully collateralized with the State Treasurer.
North Carolina Capital Management Trust	100%	67.31%	
Checking Accounts:	100%		
Operating Checking Accounts		1.67%	
Gov't Advantage Money Market		0.00%	



Meeting Date: June 11, 2025

Subject: Cash Commitment/Investment Report-Month Ended April 30, 2025

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## Metropolitan Sewerage District Investment Managers' Report On April 30, 2025

### Summary of Asset Transactions

	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 86,702,175	\$ 86,762,496	\$ 106,370
Capital Contributed (Withdrawn)	904,621	904,621	
Realized Income	276,412	276,412	(67,811)
Unrealized/Accrued Income		65,567	24,445
Ending Balance	\$ 87,883,208	\$ 88,009,096	\$ 63,004

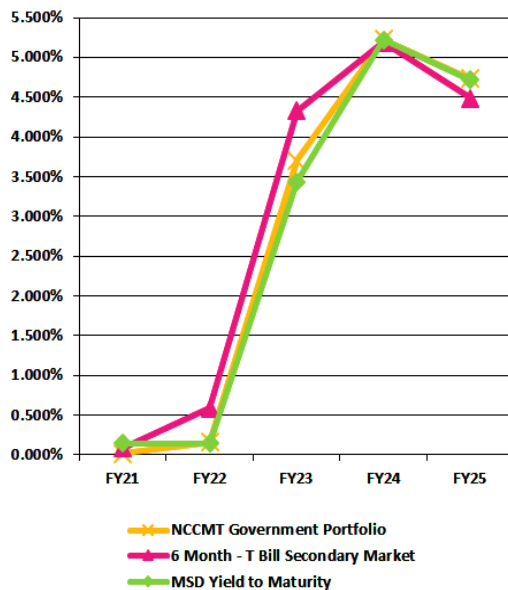
### Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 75,387,207	\$ 256,153
Securities/CD's 91 to 365 Days	4,000,000	13,591
Securities/CD's > 1 Year	8,496,000	28,868
	\$ 87,883,208	\$ 298,613

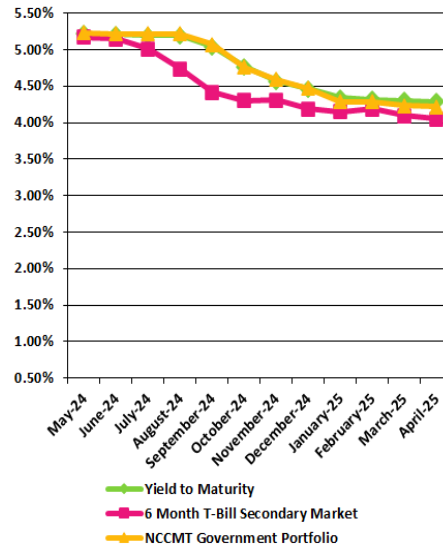
### Month End Portfolio Information

Weighted Average Maturity	112
Yield to Maturity	4.29%
6 Month T-Bill Secondary Market	4.05%
NCCMT Government Portfolio	4.22%

Metropolitan Sewerage District  
Annual Yield Comparison



Metropolitan Sewerage District  
Yield Comparison - April 30, 2025

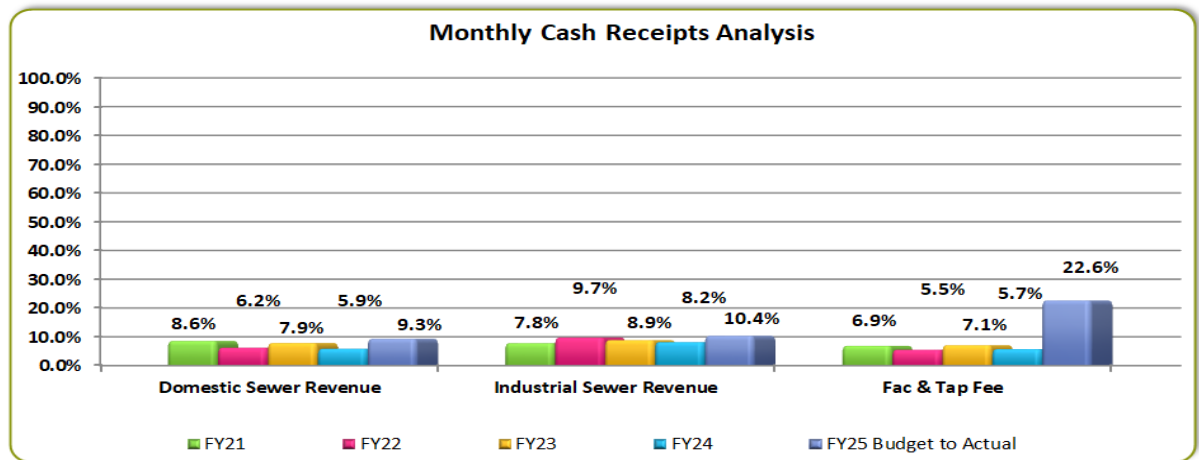


Meeting Date: June 11, 2025

Subject: Cash Commitment/Investment Report-Month Ended April 30, 2025

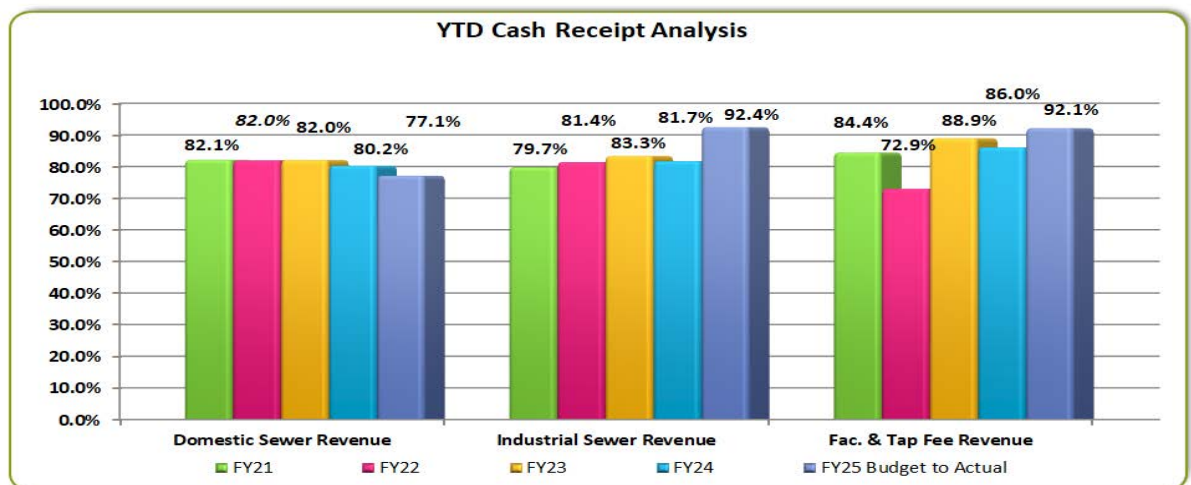
Page 5

**Metropolitan Sewerage District**  
**Analysis of Cash Receipts**  
**As of April 30, 2025**



Monthly Cash Receipts Analysis:

- \* Monthly domestic sewer revenue is considered reasonable based on timing of cash receipts in their respective fiscal periods.
- \* Monthly industrial sewer revenue is reasonable based on historical trends.
- \* Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.



YTD Actual Revenue Analysis:

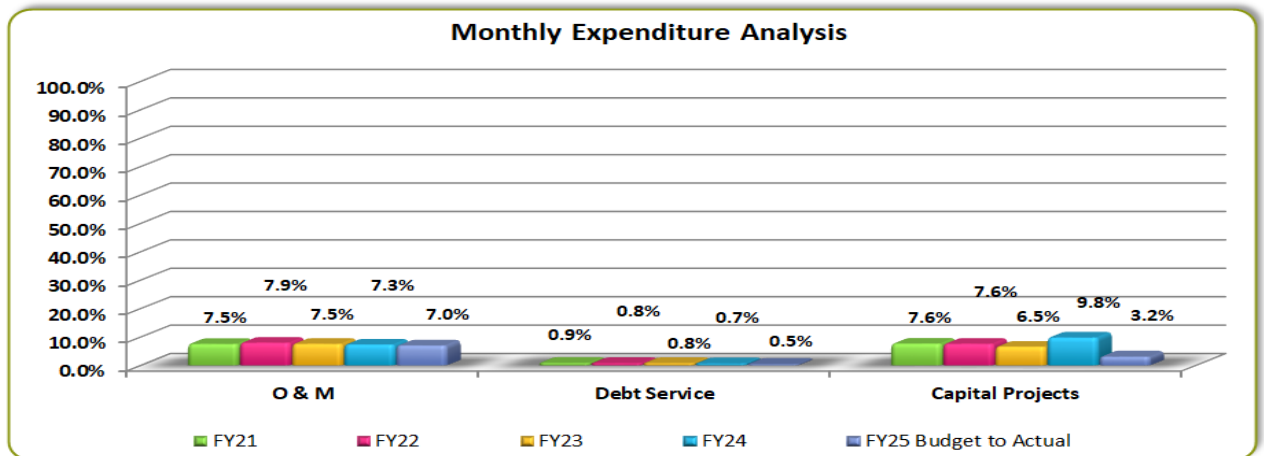
- \* YTD domestic sewer revenue is considered reasonable based on historical trends and financial impacts of tropical storm Helene.
- \* YTD industrial sewer revenue is reasonable based on historical trends.
- \* Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

Meeting Date: June 11, 2025

Subject: Cash Commitment/Investment Report-Month Ended April 30, 2025

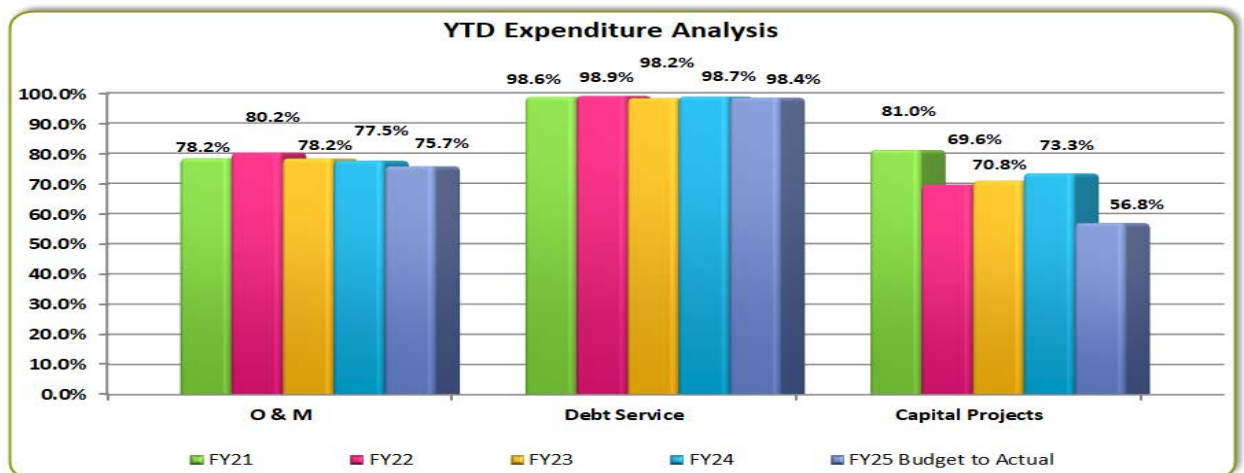
Page 6

**Metropolitan Sewerage District**  
**Analysis of Expenditures**  
**As of April 30, 2025**



**Monthly Expenditure Analysis:**

- \* Monthly O&M expenditures are considered reasonable based on historical trends and timing of expenditures in the current year.
- \* Due to the nature of the variable rate bond market, monthly expenditures can vary year to year. Based on current variable interest rates, monthly debt service expenditures are considered reasonable.
- \* Due to the nature and timing of capital projects, monthly expenditures can vary from year to year. Based on the current outstanding capital projects, monthly capital project expenditures are considered reasonable.



**YTD Expenditure Analysis:**

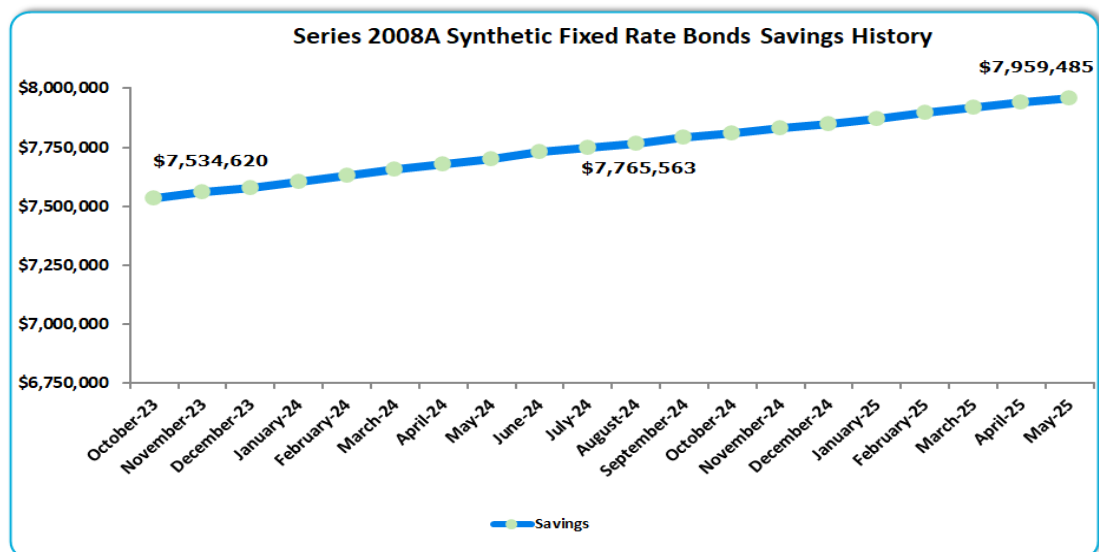
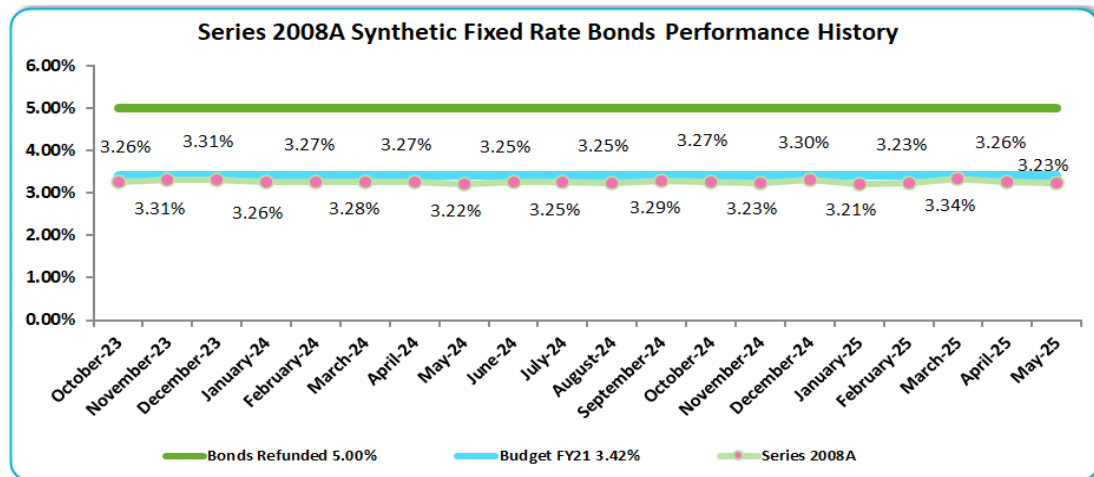
- \* YTD O&M expenditures are considered reasonable based on historical trends.
- \* Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- \* Due to nature and timing of capital projects, YTD expenditures can vary from year to year. Based on the current outstanding capital projects, YTD capital project expenditures are considered reasonable.

Meeting Date: June 11, 2025

Subject: Cash Commitment/Investment Report-Month Ended April 30, 2025

Page 7

**Metropolitan Sewerage District**  
**Variable Debt Service Report**  
As of May 31, 2025



**Series 2008A:**

- \* Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$7,959,485 as compared to 4/1 fixed rate of 4.85%.
- \* Assuming the rate on the Series 2008A Bonds continues at the current all-in rate of 3.7210%, MSD will achieve cash savings of \$4,670,000 over the life of the bonds.
- \* MSD would pay \$210,466 to terminate the existing Bank of America Swap Agreement.

# Metropolitan Sewerage District of Buncombe County

## BOARD ACTION ITEM

Meeting Date: June 11, 2025

Submitted By: Thomas E. Hartye, PE., General Manager

Prepared By: W. Scott Powell, CLGFO, Director of Finance  
Jody Germaine, Budget Analyst

Reviewed By: Billy Clarke, Legal Counsel

Subject: Consideration of the Resolution Adopting the Final Budget for  
FY 2025-2026 and the Schedule of Sewer Rates & Fees

### Background

The District Budget process must comply with North Carolina General Statutes and the MSD Revenue Bond Order. The Bond order requires that the District adopt its final budget on or before June 15 of each year. The North Carolina General Statutes required that an annual balanced budget ordinance, based upon expected revenues, along with a budget message, to be presented to the governing board no later than June 1 of each year.

The Finance Committee met on May 8, 2025 and unanimously approved staff's recommendation to forward to the Board for approval the FY2025-2026 Preliminary Budget Document, proposed Budget Resolution, and Schedule of Rates, Fees, and Charges. On May 21<sup>st</sup>, the Board approved staff's recommendations.

### Recommendations

There have been no changes to the Proposed Final Budget, Budget Resolution, and Schedule of Rates, Fees, and Charges. Staff recommends approval of the [FY2025-2026 Final Budget Document](#) along with the attached Budget Resolution, and Schedule of Rates, Fees, and Charges.

#### Action Taken

Motion by:  
Second by:  
Other:  
Follow-up Required:

to

Approve ☐  
Table ☐

Disapprove ☐  
Send to Committee ☐

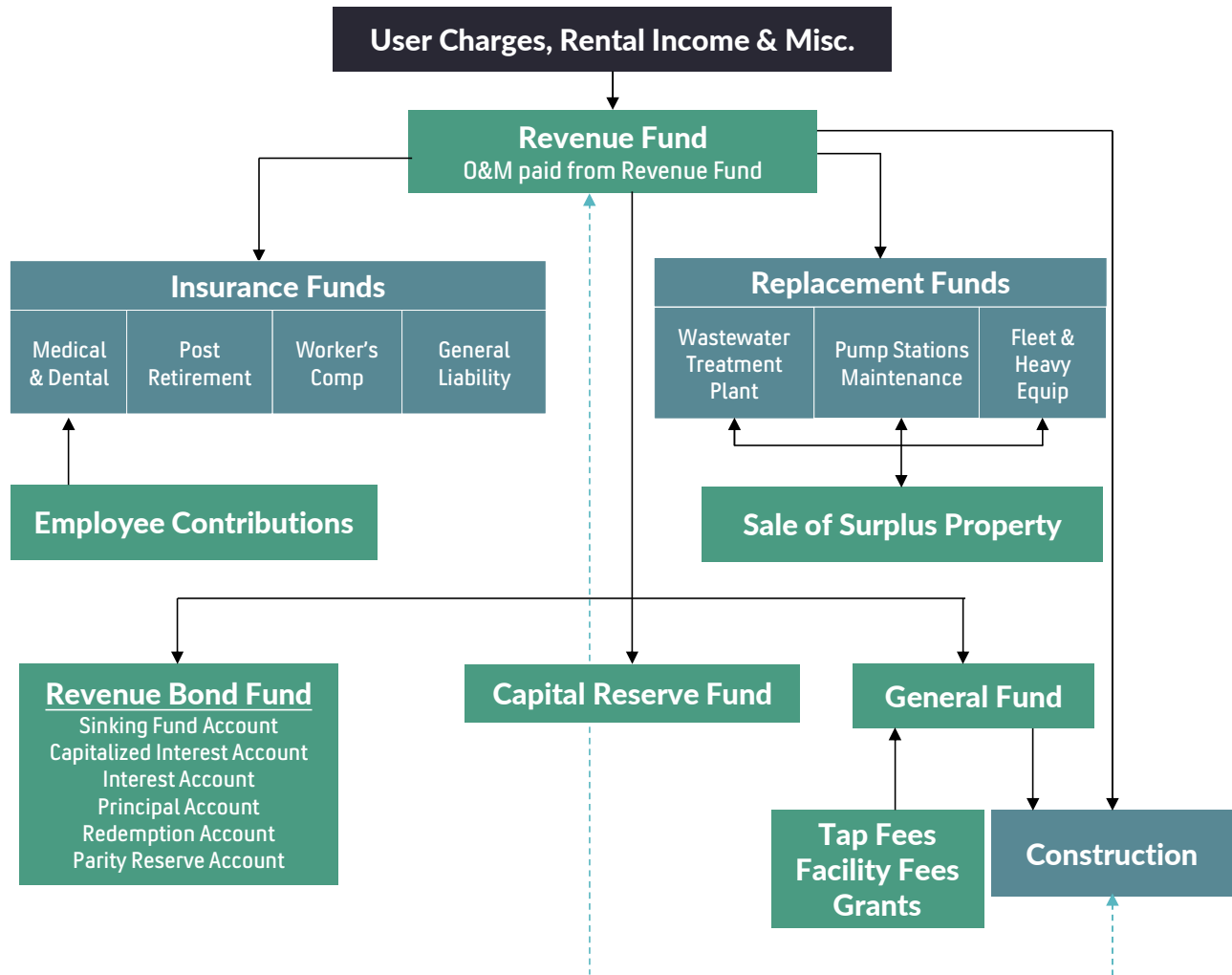
Person Required:  
Deadline:

## Consolidated Budget Summary FY2026

	FY 2024 Actual Total	FY 2025 Amended Budget	FY 2026 Proposed Budget	Increase (Decrease)	% Change
<b>REVENUES &amp; FINANCING SOURCES</b>					
Domestic User Fees	\$ 40,951,557	\$ 43,125,740	\$ 41,647,839	\$ (1,477,901)	-3.43%
Industrial User Fees	3,987,537	3,536,962	3,745,368	208,406	5.89%
Billing and Collection	1,120,845	1,203,773	1,212,306	8,533	0.71%
Facility and Tap Fees	9,541,237	3,300,000	3,300,000	-	0.00%
Interest and Misc. Income	4,794,187	3,567,310	2,475,452	(1,091,858)	-30.61%
Rental Income	97,837	96,000	96,000	-	0.00%
City of Asheville (Enka Bonds)	8,610	-	-	-	N/A
Employee Contributions to Health Fund	370,501	355,000	355,000	-	0.00%
Use of (Contributions to) Available Funds	(13,726,230)	15,420,931	36,342,237	20,921,306	135.67%
<b>Total Revenues &amp; Financing Sources</b>	<b>\$ 47,146,081</b>	<b>\$ 70,605,716</b>	<b>\$ 89,174,202</b>	<b>\$ 18,568,486</b>	<b>26.30%</b>
<b>EXPENDITURES</b>					
Operations and Maintenance	\$ 19,602,499	\$ 23,103,010	\$ 22,538,983	\$ (564,027)	-2.44%
Construction	18,559,305	37,475,712	57,270,631	19,794,919	52.82%
Capital Equipment	397,560	1,330,257	679,121	(651,136)	-48.95%
Bond Principal and Interest	8,586,717	8,696,737	8,685,467	(11,270)	-0.13%
Other Long-Term Obligation	-	-	-	-	N/A
<b>Total Expenditures</b>	<b>\$ 47,146,081</b>	<b>\$ 70,605,716</b>	<b>\$ 89,174,202</b>	<b>\$ 18,568,486</b>	<b>26.30%</b>

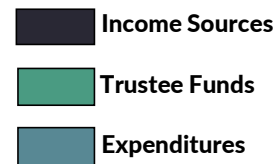
NOTE: Both Operation and Maintenance and Capital Equipment expenditures represent actual amounts to be spent in the respective reserve funds. These amounts do not include current year reserve funds funding request.

## Flow of Funds Chart



### Priority of expenditures per Bond Order

1. Current Expenditures
2. Debt Service
3. Capital Reserve
4. Any Lawful Purpose



# Budget Resolution

**RESOLUTION ADOPTING BUDGET AND SEWER USE CHARGES FOR THE  
METROPOLITAN SEWERAGE DISTRICT  
OF BUNCOMBE COUNTY, NORTH CAROLINA  
FOR THE FISCAL YEAR July 1, 2025 THRU June 30, 2026**

WHEREAS, the Board of Directors has reviewed the Operations and Maintenance, Bond, Reserves, Construction Expenditures of the District, and the sources of revenue and allocations (uses) of expenditures for the 2025-2026 fiscal year; and

NOW, THEREFORE, BE IT RESOLVED:

- 1** The following amounts are hereby appropriated in the Revenue Fund for the Operations and Maintenance of the District and for transfers to the Debt Service, General Fund, and Insurance Funds for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Operating and Maintenance Expenses	\$	18,218,197
Transfer to Insurance Accounts	\$	4,363,420
Transfer to Fleet & Heavy Equipment Fund	\$	595,000
Transfer to Wastewater Treatment Plant Reserve	\$	250,000
Transfer to Pump Station Maintenance	\$	60,000
Subtotal O&M	\$	23,486,617
Transfer to the General Fund	\$	53,945,631
Transfer to Debt Service Fund	\$	8,685,467
	\$	<u>86,117,715</u>

It is estimated that the following revenues will be available in the Revenue Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Domestic User Fees	\$	41,647,839
Industrial User Fees	\$	3,745,368
Billing and Collection Fees	\$	1,212,306
Investment Interest	\$	2,068,003
Reimbursement for Debt Service from COA	\$	-
Rental Income	\$	96,000
Appropriated from Net Position	\$	37,348,199
	\$	<u>86,117,715</u>

- 2** The following amounts are hereby appropriated in the General Fund for the transfers to the Construction Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Transfer into Construction	\$	<u>57,270,631</u>
----------------------------	----	-------------------

It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Facility and Tap Fees	\$ 3,300,000
Investment Income	\$ 1,000
Transfer In from Revenue Fund	\$ 53,945,631
Appropriated from Net Position	\$ 24,000
	<u>\$ 57,270,631</u>

- 3 The following amounts are hereby appropriated in the Construction Fund for Capital Improvement Plan expenditures for the fiscal year beginning July 1, 2025 and ending June 30, 2026.

Capital Improvements Projects	<u>\$ 57,270,631</u>
-------------------------------	----------------------

It is estimated that the following revenues will be available to the Construction Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026.

Investment Income	\$ 20,000
Transfer In from General Fund	\$ 57,270,631
Contribution to Net Position	\$ (20,000)
	<u>\$ 57,270,631</u>

- 4 The following amounts are presented as the financial plan of the Insurance Funds that are used to provide insurance services. Estimated operating expenditures for the fiscal year beginning July 1, 2025 and ending June 30, 2026 are:

Operating Expenditures	<u>\$ 4,471,561</u>
------------------------	---------------------

It is estimated that the following revenues will be available in the Insurance Funds for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Transfer In from the Revenue Fund	\$ 4,363,420
Investment Income	\$ 272,000
Employee/Retirees Medical Contributions	\$ 355,000
Contribution To Net Position	\$ (518,859)
	<u>\$ 4,471,561</u>

- 5 The following amounts are presented as the financial plan of the Fleet & Heavy Equipment Fund designated for capital equipment expenditures for the fiscal year beginning July 1, 2025 and ending June 30, 2026 estimated as follows:

Transfer to Capital Reserve	\$ -
Capital Equipment	\$ 118,846
	<u>\$ 118,846</u>

It is estimated that the following revenues will be available in the Fleet & Heavy Equipment Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Transfer In from the Revenue Fund	\$	595,000
Sale of Surplus Property	\$	9,185
Investment Income	\$	48,693
Contribution To Net Position	\$	(534,032)
	\$	<u>118,846</u>

- 6 The following amounts are presented as the financial plan of the Wastewater Treatment Plant Replacement Fund designated for wastewater treatment plant capital expenditures for the fiscal year beginning July 1, 2025 and ending June 30, 2026 estimated as follows:

Capital Equipment	\$	<u>289,000</u>
-------------------	----	----------------

It is estimated that the following revenues will be available in the Wastewater Treatment Plant Replacement Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Transfer In from the Revenue Fund	\$	250,000
Investment Income	\$	9,915
Transfer Out to Pump Station Replacement Fund	\$	-
Appropriated from Net Position	\$	<u>29,085</u>
	\$	<u>289,000</u>

- 7 The following amounts are presented as the financial plan in the Pump Station Replacement Fund designated for pump capital expenditures for the fiscal year beginning July 1, 2025 and ending June 30, 2026 estimated as follows:

Capital Equipment	\$	<u>120,500</u>
	\$	<u>120,500</u>

It is estimated that the following revenues will be available in the Pump Station Replacement Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Transfer In from the Revenue Fund	\$	60,000
Investment Income	\$	5,156
Appropriated from Net Position	\$	<u>55,344</u>
	\$	<u>120,500</u>

- 8 The following amounts are hereby appropriated in the Debt Service Fund for principal and interest payments for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Debt Service	\$	<u>8,685,467</u>
--------------	----	------------------

It is estimated that the following revenues will be available in the Debt Service Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Transfer In from the Revenue Fund	\$ 8,685,467
Investment Income	\$ 500
Contribution To Net Position	\$ (500)
	<u>\$ 8,685,467</u>

- 9 That the Board of the Metropolitan Sewerage District does hereby approve an increase in the Budgets to the amount necessary to reflect any contributions to the Debt Service Reserve Fund or Capital Reserve Fund as determined by the Bond Trustee to be necessary to comply with covenants in the Bond Order.
- 10 The General Manager is hereby authorized to transfer appropriations as contained herein under the following conditions:
  - a. He may transfer amounts without limitation between departments in a fund.
  - b. He may transfer any amounts within Debt Service and Reserve Funds designated as excess by the Trustee into another fund.
  - c. He may transfer up to 10% of Insurance Fund reserves to meet current year expenditures in excess of budget.
- 11 That the attached Schedule of Fees and Charges be adopted as effective July 1, 2025.
- 12 That this resolution shall be entered in the minutes of the District and within five (5) days after its adoption, copies thereof are ordered to be filed with the Finance and Budget Officer and Secretary of the Board as required by G.S. 159-13 (d).

Adopted this 11th day of June 2025

---

M. Jerry VeHaun, Chairman  
Metropolitan Sewerage District of  
Buncombe County, North Carolina

Attest:

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Jackie Bryson  
Secretary/Treasurer

# **STATUS REPORTS**

MSD System Services In-House Construction FY 2024-2025									
PROJECT NAME	LOCATION	ZIP CODE	ESTIMATED FOOTAGE	ESTIMATED PROJECT DATES	WO#	CREW	COMPLETION DATE	ACTUAL FOOTAGE	NOTES
189 Kimberly Ave Construction Rehabilitation	Asheville	28804	113	7/9/2024	305014	G. Hensley	7/9/2024	113	Complete
45 Lawterdale Construction Rehabilitation	Asheville	28804	138	7/17/24 - 7/19/24	305359	G. Hensley	7/19/2024	138	Complete
Norwood Ave Sewer Rehabilitation Ph. 2	Asheville	28804	509	6/22/24 - 7/31/24	275810	Mathews	7/24/2023	505	Complete
Old Fairview Rd @ Willington Road Ph. 2	Asheville	28803	330	7/1/24 - 7/26/24	305049	McDevitt	7/25/2024	345	Complete
Old Fairview Rd @ Willington Road Ph. 3	Asheville	28803	30	7/26/24 - 8/23/24	305589	McDevitt	8/23/2024	36	Complete
526 Depot Street at Livingston Street Rehab Ph. 1	Asheville	28801	725	7/26/24 - 8/30/24	280038	Mathews	8/29/2024	729	Complete
Ormond Ave at Haywood Rd Construction Rehab	Asheville	28806	105	9/6/2024	306644	Cantrell	9/6/2024	105	Complete
37 Lawrence Place IRS Rehabilitation	Asheville	28801	180	9/5/2024	306505	Cantrell	9/5/2024	180	Complete
179 Old Haw Creek Rd (Mayfair Glen Project)	Asheville	28805	317	8/19/24 - 9/20/24	300962	McDevitt	9/24/2024	355	Complete
207 Old US 70 Highway Coonstruction Rehabilitation	Swannanoa	28778	332	9/24/2024	306583	G. Hensley	9/24/2024	332	Complete
2 Bankstown Road Replacement (Flood Repair)	Weaverville	28787	100	10/2/2024	470773	M. Hensley	10/2/2024	95	Complete
Quarry Road Creek Crossing Replacement (Flood Repair)	Weaverville	28787	67	10/3/2024	498320	G. Karn	10/3/2024	67	Complete
Llama Vista Ct Sewer Replacement (Flood Repair)	Black Mountain	28711	345	10/4/2024	498784	Mathews	10/4/2024	345	Complete
200 Thompson Street (Flood Repair)	Asheville	28803	70	10/8/2024	307137	McDevitt	10/8/2024	70	Complete
Deer Horn Circle (Flood Repair)	Black Mountain	28711	73	10/9/2024	307238	Mathews	10/9/2024	73	Complete
126 N Garden Ct Creek Crossing (Flood Repair)	Fletcher	28732	25	10/11/2024	307217	McDevitt	10/11/2024	25	Complete
15 Lynn Cove Rd Creek Crossing (Flood Repair)	N. Asheville	28804	221	10/11/2024	307503	Union Co	10/11/2024	221	Complete
850 Blue Ridge Road Crk Crossing Replacement (Flood Repair)	Black Mountain	28711	70	10/22/2024	307239	Karn	10/22/2024	70	Complete
869 US Highway 70 Crk Crossing Replacement (Flood Repair)	Black Mountain	28711	92	10/22/2024	307240	Karn	10/22/2024	92	Complete
1 Arboretum Road Manhole Installation	Biltmore Forest	28803	8	11/6/2024	255226	Cantrell	11/6/2024	8	Complete
Swannanoa River Road @ Azalea Rd (Flood Repair)	Asheville	28805	834	10/14/24 - 10/23/24	307215	TP Hward	10/23/2024	834	Complete
Bee Tree Road (Flood Repair)	Swannanoa	28778	1591	10/9/24 - 11/6/14	1/18/2741	Huntley Const.	11/6/2024	1591	Complete
Ridgefield Pump Station #2 FM Repair	Asheville	28806	55	11/21/2024	7/22/2745	B. Cantrell	11/20/2024	55	Complete
41 Robinhood Road	Asheville	28804	145	11/22/24 - 12/15/24	262264	Mathews	11/22/2024	169	Complete
491 Sardis Rd Construction Rehab (Flood Repair)	Candler	28715	142	1/6/2025	309842	B. Cantrell	1/6/2025	142	Complete
21 Old County Home Road Manhole Replacement	Asheville	28806	8	1/6/2024	309814	Mathews	1/6/2025	8	Complete
18 Montgomery St Const. Rehab (Flood Repair)	Asheville	28806	132	1/10/2025	309111	McDevitt	1/10/2025	132	Complete
43 Grey Street MH Replacement	Asheville	28801	8	2/3/2025	310651	M. Hensley	2/3/2025	8	Complete
15 E. Forest Street Construction Rehab. (Flood Related)	Biltmore Forest	28803	145	2/3/2025	310671	G. Hensley	2/3/2025	145	Complete
55 Forest Road Manhole Replacement	Biltmore Forest	28803	8	2/14/2025	311135	M. Ray	2/14/2025	8	Complete
2333 US 70 Hwy Constructioin Rehab	Swannanoa	28778	318	2/24/2025	311417	G. Hensley	2/24/2025	318	Complete
19 Oregon Ave Manhole Installation	Asheville	28806	8	3/18/2025	311277	B. Cantrell	3/18/2025	8	Complete
10 Balsam Rd Sewer Rehabilitation	Ridgecrest	28770	410	2/10/25 - 3/14/25	275803	Mathews	3/24/2025	650	Complete
350 Old Haw Creek Road Sewer Rehabilitation Ph. 1	Asheville	28805	475	2/10/25 - 3/28/25	47802	McDevitt	3/26/2025	477	Complete
11 Milkweed Way Manhole Replacement	Swannanoa	28778	8	3/27/2025	312557	M. Hensley	3/27/2025	8	Complete
31 Marlwood Ct Construction Rehabilitation	Weaverville	28804	148	3/26/25 - 3/27/25	312462	G. Hensley	3/27/2024	148	Complete
Kimberly Avenue @ Sedley Ave (Step Portion)	Asheville	28804	224	3/26/25 - 4/4/25	312239	Mathews	4/4/2025	238	Complete
2332 US 70 Highway Construction Rehabilitation	Swannanoa	28778	25	4/14/2025	313014	Mathews	4/14/2025	25	Complete
101 Lakeshore Dr	Asheville	28804	85	3/7/2025	311169	G. Hensley	3/7/2025	85	Complete
Dryid Hill Road @ Wilson Ave	Swannanoa	28778	176	3/27/25 - 4/17/25	312198	McDevitt	4/22/2025	470	Complete
44 Galax Sewer Rehab	Asheville	28806	220	4/21/25 - 5/9/25	280827	McDevitt	5/16/2025	235	Complete
Elkdale Drive at Deerview Lane Phase 1 Sewer Rehabilitation	Woodfin	28804	565	4/21/25 - 5/9/25	304581	Mathews	5/19/2025	565	Complete
Elkdale Drive at Deerview Lane Phase 2 Sewer Rehabilitation	Woodfin	28804	385	5/20/25 - 6/1/25	304581	Mathews			Construction 80% complete
44 Vermont Court	Asheville	28806	200	5/12/25 - 7/1/25	306951	McDevitt			Construction just underway
128 Johnston Blvd	Asheville	28806	219	6/2/25 - 7/1/25	242866	Mathews			Construction to begin June 2, 2025



## CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2024 to 4/30/2025

	Dig Ups	Emergency Dig Ups	Dig Up ML Ftg	Dig Up SL Ftg	Manhole Repairs	Taps Installed	ROW Ftg	IRS Rehab Ftg *	Const Rehab Ftg *	D-R Rehab Ftg *	Manhole Installs	Bursting Rehab Ftg *	Total Rehab Ftg *
July 2024	15	9	49	484	19	19	1,000	0	251	850	4	0	1101
August 2024	22	10	36	641	25	20	35,099	0	0	765	2	0	765
September 2024	19	10	58	459	21	15	5,120	180	437	355	3	0	972
October 2024	46	11	440	780	99	8	1,730	0	1058	834	0	0	1892
November 2024	27	5	102	506	34	17	1,591	0	1815	8	3	0	1823
December 2024	50	9	78	610	14	15	8,060	0	0	0	0	0	0
January 2025	31	25	172	554	13	15	500	0	282	0	0	0	282
February 2025	33	29	181	974	21	18	0	0	471	8	2	0	479
March 2025	54	19	277	824	32	24	6,762	0	241	1135	10	0	1376
April 2025	50	11	205	829	24	22	0	0	263	470	1	0	733
Grand Totals	347	138	1,597	6,661	302	173	59,862	180	4818	4425	25	0	9423

\* Used to calculate Total Rehab Footage



## CUSTOMER SERVICE REQUESTS

### Monthly - All Crews

CREW	MONTH	JOB	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
<b>DAY 1ST RESPONDER</b>				
	July, 2024	95	28	36
	August, 2024	104	25	33
	September, 2024	83	24	29
	October, 2024	203	36	28
	November, 2024	147	28	31
	December, 2024	143	26	31
	January, 2025	156	31	34
	February, 2025	179	30	34
	March, 2025	162	25	36
	April, 2025	131	26	34
		<b>1,403</b>	<b>29</b>	<b>33</b>
<b>NIGHT 1ST RESPONDER</b>				
	July, 2024	35	28	21
	August, 2024	39	23	22
	September, 2024	34	25	20
	October, 2024	26	36	22
	November, 2024	45	37	33
	December, 2024	47	35	38
	January, 2025	56	35	21
	February, 2025	64	37	28
	March, 2025	54	30	21
	April, 2025	62	30	27
		<b>462</b>	<b>32</b>	<b>26</b>
<b>ON-CALL CREW *</b>				
	July, 2024	28	37	36
	August, 2024	33	78	57
	September, 2024	26	45	78
	October, 2024	84	49	32
	November, 2024	76	69	29
	December, 2024	70	49	30

\* On-Call Crew Hours: 8:00pm-7:30am (Jul. - Oct.) 11:30pm-7:30am (from Nov. onward) Monday-Friday, Weekends, and Holidays



## CUSTOMER SERVICE REQUESTS

### Monthly - All Crews

CREW	MONTH	JOB	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
<b>ON-CALL CREW *</b>				
	January, 2025	60	69	32
	February, 2025	48	49	39
	March, 2025	32	54	42
	April, 2025	21	57	45
		<b>478</b>	<b>57</b>	<b>38</b>
<b>Grand Totals:</b>		<b>2,343</b>	<b>35</b>	<b>32</b>

\* On-Call Crew Hours: 8:00pm-7:30am (Jul. - Oct.) 11:30pm-7:30am (from Nov. onward) Monday-Friday, Weekends, and Holidays



## PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2024 to April 30, 2025

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
<b>2024</b>							
July	116,397	2,129	1,130	117,527	27,291	400	16,384
August	127,530	1,793	1,872	129,402	26,635	1,946	38,251
September	71,201	1,397	2,001	73,202	16,992	0	16,437
October	51,422	2,735	793	52,215	7,684	0	0
November	44,121	2,096	1,029	45,150	7,203	50	4,596
December	49,860	2,517	1,742	51,602	5,998	0	9,136
<b>2025</b>							
January	63,215	2,553	3,425	66,640	9,581	0	4,716
February	77,944	2,855	6,980	84,924	25,313	0	14,798
March	68,554	2,814	10,155	78,709	22,323	0	18,411
April	80,658	2,341	4,363	85,021	28,576	0	13,942
<b>Grand Total:</b>	<b>750,902</b>	<b>23,229</b>	<b>33,489</b>	<b>784,392</b>	<b>177,596</b>	<b>2,396</b>	<b>136,671</b>
<b>Avg Per Month:</b>	<b>75,090</b>	<b>2,323</b>	<b>3,349</b>	<b>78,439</b>	<b>17,760</b>	<b>240</b>	<b>13,667</b>

CAPITAL IMPROVEMENT PROGRAM

STATUS REPORT SUMMARY

June 4, 2025

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
ELK MOUNTAIN PLACE	Woodfin	Terry Brothers Construction Co.	8/21/2024	9/9/2024	6/6/2025	\$1,252,278.00	99%	Final Inspection being scheduled
INTERMEDIATE CLARIFIER EFFLUENT TROUGH REHAB, PHASE 1	WRF	Cove Utility, LLC	10/18/2023	6/20/2024	6/6/2025	\$558,620.70	95%	Working on punchlist work
WEAVERVILLE PUMP STATION AND FORCEMAIN IMPROVEMENTS	Woodfin	Haren Construction Co.	1/17/2024	4/15/2024	7/4/2026	\$20,986,375.00	35%	Working on electrical items at pump station site, transitioning to second phase of pipeline replacement.
2 & 55 BANKS TOWN RD (FLOOD RELATED)	Weaverville	TP Howard	1/21/2025	2/10/2025	6/1/2025	\$ 158,227.00	55%	Concrete testing underway
ASSEMBLY DRIVE AT KANAWHA/TEXAS RD (FLOOD RELATED)	Montreat	Key Construction	2/7/2025	2/24/2025	5/27/2025	\$ 101,160.00	100%	Streambank restoration completed at Kanawha Road site on 5/27/25
SAND HILL ROAD @ BAKER PLACE	Asheville	Terry Brothers Construction Co.	4/16/2025	4/16/2025	1/11/2026	\$ 725,322.00	65%	Working on Sewer Line B installation.
CARRIER BRIDGE PS - RIVER CROSSINGS	Asheville	Cleary Construction	3/19/2025	5/12/2025	7/30/2026	\$ 12,932,000.00	0%	Shop drawing review underway
RBC Removal and Relocation	Woodfin	DH Griffin	5/21/2025	5/21/2025	6/20/2025	\$ 841,000.00	0%	Project Started
Sweeten Creek @ Buck Shoals	Asheville	Terry Brothers Construction Co.	11/25/2025	TBD	TBD	\$ 430,849.00	0%	Securing railroad encroachment approval.

<div> <div>Planning &amp; Development Project Status Report</div> <div>Active Construction Projects Sorted by Work Location and Project Number</div> <div>May 28, 2025</div> </div>								
No.	Project Name	Project Number	Work Location	Zip Code	Units	LF	Pre-Construction Conference Date	Comments
1	First Baptist Relocation	2015032	Asheville	28801	Comm.	333	7/21/2015	Final Inspection complete, awaiting close-out docs
2	Hounds Ear (Mears Ave Cottages)	2016123	Asheville	28806	18	402	8/18/2017	Pre-con held, construction not yet started
3	Ashcroft Ph. 2	2016229	Asheville	28806	40	2,450	2/20/2018	On hold
4	RADTIP	2017052	Asheville	28801	0	919	2/13/2018	Final Inspection complete, awaiting close-out docs
5	North Bear Creek Subdivision Ph. I	2018117	Asheville	28806	5	105	9/6/2023	Final Inspection complete, awaiting close-out docs
6	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	On hold
7	Millbrook Cottages	2019066	Asheville	28806	7	322	2/15/2022	Pre-con held, construction not yet started
8	3927 Sweeten Creek Rd (Rami Way)	2019076	Asheville	28704	16	590	2/1/2023	Final Inspection complete, awaiting close-out docs
9	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
10	Onteora Blvd and May Street Relocate	2019207	Asheville	28803	0	16	1/17/2023	Pre-con held, construction not yet started
11	Burton Street	2021048	Asheville	28806	4	64	7/24/2024	Pre-con held, construction not yet started
12	Reserve at McIntosh	2021207	Asheville	28806	228	2,475	12/14/2023	Waiting on Final Inspection
13	Woodfield (RAD Lofts)	2021063	Asheville	28801	235	403	6/8/2022	Final Inspection complete, awaiting close-out docs
14	Long Shoals Apartments (The Meridian)	2022039	Asheville	28704	3	400	6/14/2023	Final Inspection complete, awaiting close-out docs
15	Habitat New Heights Phase 2	2022042	Asheville	28806	60	1,810	6/9/2023	Final Inspection Complete, awaiting closeout docs
16	Woodland Townhomes	2022074	Asheville	28806	72	1,445	4/16/2025	In construction
17	Emma Road	2022083	Asheville	28806	5	311	4/22/2025	Pre-con held, construction not yet started
18	Busbee Phase 1A	2022102	Asheville	28803	179	1,325	1/24/2024	Waiting on Testing
19	16/18 Spring Drive	2022125	Asheville	28806	2	70	4/18/2023	Final Inspection complete, awaiting close-out docs
20	Holiday Villa	2022172	Asheville	28704	7	355	2/15/2023	Final Inspection complete, awaiting close-out docs
21	Star Point (aka Resturant Ct)	2023003	Asheville	28801	70	22	11/8/2024	Waiting on Testing
22	115 Fairview Road Apartments&Townhomes	2023019	Asheville	28803	269	1,036	1/29/2025	Waiting on Testing
23	Helpmate, Inc.	2023041	Asheville	28801	26	484	8/27/2024	Waiting on Final Inspection
24	1191 Bleachery Blvd	2023056	Asheville	28803	7	400	3/26/2024	Waiting on Final Inspection
25	Fairhaven Summit Apartments	2023061	Asheville	28803	77	530	8/27/2024	Waiting on Testing
26	West Haywood Street Apartments	2023117	Asheville	28801	46	215	7/16/2024	Waiting on Final Inspection
27	Enka Commerce Park	2023125	Asheville	28806	Comm.	1,525	7/9/2024	In construction
28	Crestview Extension	2023176	Asheville	28803	5	204	4/10/2024	Final Inspection complete, awaiting close-out docs
29	Westview Village	2023183	Asheville	28806	26	824	8/14/2024	Waiting on Final Inspection
30	157 New Leicester Apartments	2023197	Asheville	28806	141	529	7/2/2024	In construction
31	The Shoppes at Winston's Corner	2024092	Asheville	28806	Comm.	777	8/7/2024	In construction
32	Tudor Croft - Phase 2B, 2C, 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
33	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
34	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Waiting on Final Inspection
35	Randolph Avenue Commercial	2021149	Black Mountain	28806	Comm.	650	6/30/2022	Final Inspection complete, awaiting close-out docs
36	NCDOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
37	605 Old US Hwy 70	2018097	Buncombe Co.	28711	64	1,215	4/8/2025	In construction
38	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
39	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Waiting on Testing
40	Broad River Village Off-Site Sewer Extension	2021057	Buncombe Co.	28806	92	2,152	12/10/2025	Waiting on Testing
41	Rockberry Apartments	2021116	Buncombe Co.	28704	420	2,420	6/13/2023	Waiting on final inspection
42	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
43	Biltmore Terrace Development Phase 4	2021208	Buncombe Co.	28803	31	400	6/14/2023	Waiting on Paving
44	Hawthorne at Holbrook	2021229	Buncombe Co.	28806	350	1,876	6/20/2023	Waiting on Final Inspection
45	Farmstead at Olivette	2021247	Buncombe Co.	28804	33	1,280	2/7/2024	In construction
46	Asheville West Subdivision Ph. 2	2022032	Buncombe Co.	28806	50	1,570	7/26/2023	Final Inspection complete, awaiting close-out docs
47	The Duke Sewer Improvement	2022040	Buncombe Co.	28801	2	168	12/3/2024	In construction
48	Creekside Community (2177 Brevard Rd)	2022046	Buncombe Co.	28704	0	3,267	7/18/2023	Final Inspection complete, awaiting close-out docs
49	Arden Pines	2022069	Buncombe Co.	28704	244	2,020	8/14/2024	Waiting on Final Inspection
50	Christ School Townhomes	2022127	Buncombe Co.	28704	87	2,050	4/16/2025	In construction
51	Argento on Broad	2022174	Buncombe Co.	28704	216	484	8/14/2024	Waiting on Final Inspection
52	Double R Sewer Extension	2022200	Buncombe Co.	28715	7	263	1/31/2025	Pre-con held, construction not yet started
53	Meribel (Monticello Family)	2022204	Buncombe Co.	28787	168	295	2/5/2025	Pre-con held, construction not yet started
54	Focus Homes/Mallard Run	2022216	Buncombe Co.	28704	50	1,564	11/1/2024	Waiting on Final Inspection
55	Edgewood Road S - Offsite Extension	2022262	Buncombe Co.	28803	0	165	10/25/2023	Final Inspection complete, awaiting close-out docs
56	Creekside - Onsite	2023012	Buncombe Co.	28704	502	1,885	9/26/2023	Final Inspection complete, awaiting close-out docs
57	Montinail Land Co. Off-Site Extension	2023017	Buncombe Co.	28778	17	440	1/5/2024	Final Inspection complete, awaiting close-out docs
58	Lakeshore Villas	2023112	Buncombe Co.	28803	120	936	5/10/2024	Waiting on Final Inspection
59	Edgewood Road S Subdivon Ph. 2	2023143	Buncombe Co.	28803	7	285	10/25/2023	Final Inspection complete, awaiting close-out docs
60	Crystal Country aka Sky Ridge Development	2023168	Buncombe Co.	28804	16	784	10/22/2024	Final Inspection complete, awaiting close-out docs
61	Old Charlotte Apartments Phase 1	2023216	Buncombe Co.	28803	210	1,723	10/22/2024	Waiting on Testing
62	Chestnut Ridge	2023234	Buncombe Co.	28804	5	257	9/20/2024	Final Inspection complete, awaiting close-out docs
63	Rydele Heights Pockets	2023235	Buncombe Co.	28804	20	935	3/12/2025	Waiting on Testing
64	Rolling Hills	2023244	Buncombe Co.	28715	132	4,398	4/15/2025	Pre-con held, construction not yet started
65	Old Charlotte Phase 2	2024059	Buncombe Co.	28803	221	6,866	12/4/2024	In construction
66	High Street	2024080	Buncombe Co.	28804	16	565	9/25/2024	In construction
67	WD Williams Sewer Relocation	2024153	Buncombe Co.	28806	1	183	11/20/2024	Waiting on Testing
68	Broad River Village On-Site Sewer Extension	2024198	Buncombe Co.	28806	92	1,670	12/10/2024	Waiting on Final Inspection
69	Oak Hill Circle	2024281	Buncombe Co.	28806	8	320	5/2/2025	Pre-con held, construction not yet started
70	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection Complete, awaiting closeout docs
71	Seasons at Cane Creek Phase 2	2022170	Cane Creek	28732	84	566	5/1/2024	Final Inspection Complete, awaiting closeout docs
72	Taproot Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Final Inspection complete, awaiting close-out docs
73	Asheville Regional Airport	2022191	Fletcher	28732	Comm.	1,205	2/13/2024	Waiting on Final Inspection
74	Taproot Phase 3	2023114	Fletcher	28732	128	4,130	2/7/2024	Waiting on Final Inspection
75	Asheville Airport Parking Lot Sewer Reloc	2023135	Fletcher	28732	0		8/8/2023	In construction
76	Ingles #140 Fletcher	2023139	Fletcher	28732	Comm.	715	11/30/2023	Waiting on Final Inspection
77	Brickton Road Relocation	2023195	Fletcher	28732	Comm.	275	4/30/2024	Pre-con held, construction not yet started
78	Taproot Phase 4	2023237	Fletcher	28732	113	5,757	2/7/2024	Pre-con held, construction not yet started
79	Taproot Phase 5	2023238	Fletcher	28732	111	3,648	2/7/2024	Pre-con held, construction not yet started
80	Advent Health Hendersonville MOB	2023069	Hendersonville	28792	Comm.	356	3/26/2024	Waiting on Final Inspection
81	Marketplace at Mills River	2023174	Hendersonville	28759	Comm.	1,901	4/30/2025	In construction
82	Mountain Home Dunkin	2024086	Hendersonville	28791	Comm.	211	4/22/2025	Pre-con held, construction not yet started
83	Ohalo Sewer Extension	2024116	Hendersonville	28759	1	764	5/27/2025	Pre-con held, construction not yet started
84	James River - Mills River Site	2022222	Mills River	28759	2	460	1/17/2024	Waiting on Final Inspection
85	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Waiting on Final Inspection
86	480 Reems Creek Rd (Encore @ Reems Crk)	2022203	Weaverville	28787	139	3,190	9/17/2024	In construction
87	Greenwood Park Phase 4	2024254	Weaverville	28787	73	262	4/25/2025	Pre-con held, construction not yet started
88	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	On hold
89	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
90	Terraces at Reynolds Mountain West Ph I & II	2021164	Woodfin	28804	42	1,990	6/26/2024	Waiting on Final Inspection
TOTAL					5,668	96,848		